

## THE CLAIMS DEFINING THE INVENTION ARE AS FOLLOWS:

1. A building structure comprising a footing, wherein the footing includes a channel, and at least one panel, wherein the panel is located within said channel, wherein the footing is disposed on a waterproofing membrane  
5 which membrane extends along side walls of the footing and into said channel and wherein the panel has an external waterproofing membrane that is in waterproof engagement with the membrane of the footing in the channel and wherein the waterproofing membranes comprise an absorptive clay disposed between water permeable layers.
- 10 2. A building structure according to claim 1 wherein the building structure includes a raft foundation wherein the footing is integral with said foundation.
3. A building structure according to claim 1 wherein the channel is sufficiently wide such that a spoon drain may be provided on the inner side of  
15 the at least one panel.
4. A building structure according to claim 1 wherein the panels are precast concrete panels.
5. A building structure according to claim 4 wherein the precast concrete panels include a waterproofing membrane integrally formed on the  
20 outer wall of said panel.
6. A building structure according to claim 1 wherein the at least one panel is disposed on a structural grout positioned on the base of the channel.
7. A building structure according to claim 6 wherein an absorptive  
25 clay strip is positioned either side of said structural grout.
8. A building structure according to claim 1 wherein the waterproofing membrane is formed from a layer of bentonite between opposed layers of geotextile fabric.
9. A building structure according to claim 1 wherein joints between  
30 adjacent panels include a bentonite member extending between waterproof membrane of the adjacent panels such that a waterproofing engagement is provided between said panels.

10. A building structure according to claim 9 wherein the bentonite member is retained in position between a compression gasket and a structural element.
11. A building structure according to claim 10 wherein the structural  
5 element is selected from a PVC strip or a backing rod.
12. A method of constructing a building structure comprising:
- (a) laying footing over a waterproofing membrane;
  - (b) creating a channel in the footing;
  - (c) extending the waterproofing membrane of the footing into  
10 the channel;
  - (d) placing at least one panel in the channel wherein the panel has an external waterproofing membrane that is in waterproof engagement with the membrane of the footing in the channel and wherein the waterproofing membranes comprise an absorptive clay disposed between  
15 water permeable layers.